

FOLKLANDS



ST ARVANS CLOSE, PARK HILL
GUIDE PRICE £485,000



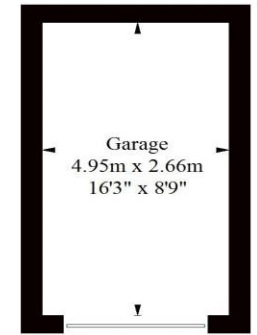




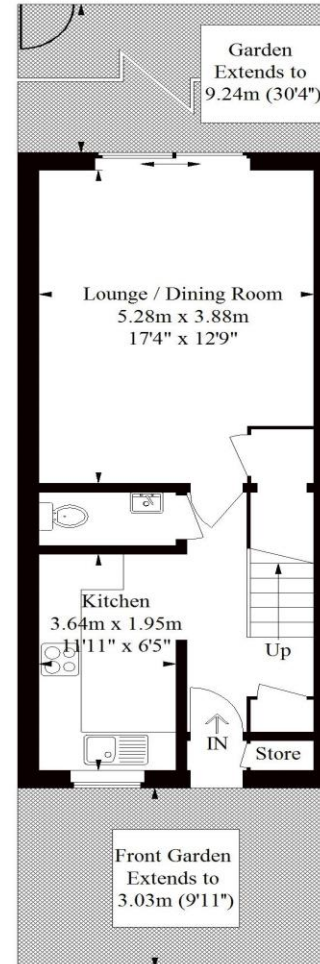
St. Arvans Close, Park Hill



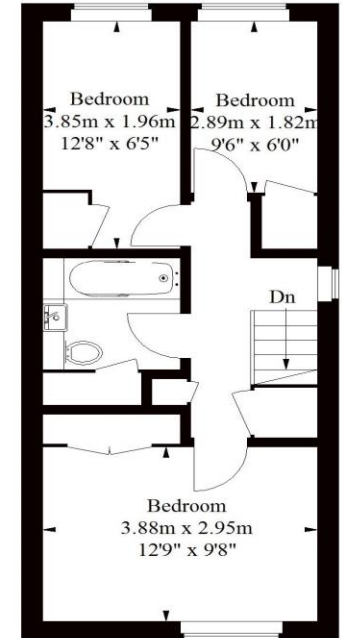
Approximate Gross Internal Area
 (Including Store)
 78.9 sq m / 849 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 92 sq m / 990 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor
 39.3 sq m / 423 sq ft



First Floor
 39.6 sq m / 426 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID 377528)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ END OF TERRACE HOUSE
- ❖ PRIVATE GARAGE EN BLOC
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM LEBANON ROAD TRAM STOP
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ ADDITIONAL DOWN STAIRS WC
- ❖ WITHIN THE PARK HILL INFANT CATCHMENT AREA 2017
- ❖ COMMUNAL OFF ROAD PARKING (RESIDENTS PERMIT INCLUDED)
- ❖ WEST FACING PRIVATE REAR GARDEN

A superbly presented three bedroom end of terrace house situated within this popular cul-de-sac in the highly desirable 'Park Hill' area of Croydon, conveniently located only 0.3 miles from the local tram stop, and 0.4 miles from East Croydon train station. This stylish home benefits from a garage en bloc, communal off road parking (Residents permit included) and a superb specification throughout.

The present owners have refurbished this home with the inclusion of a down stairs WC, a new boiler (2015), new double glazing to the ground floor including the front door & sliding patio doors (2016), which complimented the already double glazed first floor windows, and a brand new bathroom suite fitted earlier this year.

The accommodation comprises three bedrooms each with fitted wardrobes, a contemporary bathroom suite, an insulated loft space, a stylish fitted kitchen, a down stairs WC, and a spacious lounge/ dining room with sliding doors leading onto the well maintained Westerly facing private rear garden.

Furthermore, this property sits within the catchment area (2017) of the outstanding rated Park Hill infant school, moments from the open green spaces of Lloyd park, and a short walk to a number of local conveniences. We believe this property would make a wonderful home.

